

**COLUMBUS PLAN COMMISSION MEETING
APRIL 6TH, 2005 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Dave Fisher (President), Jack Heaton, Pat Zeigler, Tom King, Joan Tupin-Crites, Dave Bonnell, John Hatter, Steve Ruble and Rick Colgazier.

Members Absent: John DeLap, Rob Kittle and Tom Finke (County Plan Liaison).

Staff Present: Jeff Bergman, Sondra Bohn, Marcus Hurley, Thom Weintraut, and Alan Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the April 6th 2005 meeting.

Motion: Mr. Bonnell made a motion to approve the minutes with a correction. Ms. Zeigler seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

MP-05-01: Allison Minor Subdivision-is a proposal by David Doty to create two lots containing 3.31 acres each and an agricultural remainder of 81.86 acres. The property is located on the north side of Base Road East approximately 600 feet west of State Road 46, Clay Township.

Mr. Weintraut presented the staff report on this request.

Mr. Rik Sander with E. R. Gray & Associates and David Doty represented the petitioners.

Mr. Sanders stated they had submitted a letter requesting relief from the sidewalk requirements as described in Section 16.24.060 of the City of Columbus Subdivision Control Ordinance.

Mr. Fisher opened the meeting to the public.

Mr. Myron Glick spoke against this request. He expressed concerns about drainage and sewage that would drain onto his property if this was approved. He passed out pictures of his property. Mr. Glick also expressed concern about the perk tests that were taken at the site. He stated that the tests should not be taken under ideal circumstances.

Mr. Sanders stated that the soil date was January 18th, 2005 that the samples were obtained. The Bartholomew County has issued two septic permits for this site based

on the soil reports. There are eight criteria that must be met for approval. A perimeter drain is not always required, but on this site it was necessary because the water table is high in this area. Mr. Sanders stated that the Health Department required an outlet drain for this finger system. He stated there is a twenty-five foot drainage easement that runs along the east line of Lot 2 and goes back to the creek. Mr. Sanders stated that most of the water will be taken care of with the perimeter drain that will be installed to keep the finger system dry. Mr. Sanders stated that this is a system that the State uses and the local Health Department is more strict than the State.

Mr. Fisher closed the meeting to the public.

Ms. Zeigler asked what determined the location of the two lots. Mr. Sanders stated that the remainder of the parent tract is farm land that they did not want to disturb that part. Ms. Zeigler asked if the two lots could have been laid out on Baseline Road. Mr. Sanders stated they would have been located in the farm land.

Mr. Colgazier asked how the local Health Department's rules were different from the State. Mr. Sanders stated that the County required two septic system sites instead of just one. Mr. Colgazier asked if the Health Department addresses the issue of surface water. Mr. Sanders stated no.

Mr. Fisher asked what Mr. Glick could do if his property was affected by this request. Mr. Whited stated that there were legal steps that could be taken to correct the problem that would make sure his property is not damaged. He stated the local Health Department would be notified also.

Ms. Zeigler asked for clarification on the City and County's Comprehensive Plan regarding septic systems. Mr. Bergman stated that in the City's Agriculture District zoning district there are strict specifications on the number of lots that can be created using septic and the remaining property remaining that needs to be retained. This is done more for the density control. In the County any major subdivisions, as defined that would require the installation of a new public street, any major subdivision that is not served by public sewer, there is currently a moratorium that would prevent that type of development. The County does allow minor subdivision, which several lots could be developed as long as there was road frontage to make use of septic systems.

Mr. Bergman stated that the Indiana Code and the Subdivision Control Ordinance specifies that when a proposed subdivision complies with our ordinance it should be approved. Mr. Bergman stated that it has been through the subdivision review process and has received the necessary approval from the Health Department regarding the septic sites. He said the only reason that this petition is here is because of the modification for the relief of sidewalks. Staff would suggest that with the exception of the sidewalk issue this subdivision does comply in all aspects of the ordinance and should be approved. Any conditions that the Commission would place on this request should have a clear relationship to the issue of sidewalks. Staff would recommend this be approved and that the modification for the sidewalks as requested should be granted.

Motion: Mr. Bonnell made a motion to approve this request with the following condition: (1) to grant modification for the relief of sidewalk construction. Mr. Colglazier seconded the motion and it carried with a vote of 9-0.

MP-05-02: Wanicki Minor Subdivision- is a proposal by Charles D. Wanicki Jr. and Christine L. Wanicki to create one lot containing 65.34 acres. The property is located on the west side of county Road 400 West, approximately 3,540 feet south of State Road 58, Ohio Township.

Mr. Weintraut presented the staff report on this request.

Mr. Orwic Johnson with Columbus Surveying and Engineering and Christine Waniki represented the petitioner.

Mr. Johnson stated that the petitioners had submitted a letter requesting modification for relief of installing sidewalks at this site. He stated no pedestrian traffic was anticipated.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Ruble stated that the driveway meets the current requirements where it is located.

Mr. Bergman stated that this application does meet all the requirements of the Subdivision Control Ordinance with the exception of the sidewalk waiver. He stated that relief from the sidewalks requirement would not do damage to any neighboring property or cause problems with public safety. He stated that sidewalks at this location would not connect to anything within any reasonable amount of time. Mr. Bergman stated that staff would recommend approval of the request and that waiver of the sidewalk requirement be granted.

Motion: Mr. Ruble made a motion to approve this request with the following condition: (1) granting modification for the relief of installing sidewalks. Mr. Hatton seconded this motion and it carried with a vote of 9-0.

PUD-05-03: Westlake Hills PUD –is a request by Tipton Lakes Company to rezone approximately 13.8 acres from R-5 (Urban Residential District) to PUD (Planned Unit Development) to create a 42 parcel Planned Unit Development. The property is located on the southwest corner of Tipton Lakes Boulevard and Goeller Road, in Harrison Township.

Mr. Bergman stated that he wanted to share with the Commission about the PUD process. The Planning Unit Development provides an opportunity for the applicant who is proposing a development that is unique. This is an opportunity to create and negotiate a new zoning district with the Plan Commission that would apply to that property. It is a two-step process. The first being a preliminary PUD submittal where the basic components of the proposal are outlined and some of the initial details are discussed. The preliminary PUD is a rezoning,

which the Plan Commission would discuss and make a recommendation. It would then be forwarded to the City Council for final approval. After that, the applicant is then required to return to the Plan Commission where the detailed PUD is presented. That PUD can take the form of a site plan for the property or at ext that can be replaced in the zoning ordinance. Mr. Bergman stated the petitioners would appear before this Commission to start the process.

Mr. Bergman presented the staff report on this request.

DISCUSSION ITEMS

Central Middle School Traffic Circulation

Dr. John Quick, Superintendent Bartholomew Consolidated School Corporation, Mr. David Hayward with Christopher B. Burke and Mark Eriksson with CSO Architect Group represented the petitioner.

April Commissioner Connection

Mr. Bergman stated that

REPORTS & RECOMMENDATIONS

DIRECTOR'S REPORT

LIAISON REPORTS

Written reports were received and discussed.

ADJOURNMENT: 5:30 P.M.